

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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2015 OCT 28 A 10:15

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Planning Board Members:

Christine Long, Chair
Stephanie Mercandetti, Vice Chair
Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator
Alexander C. Mello, Associate Program Planner

TOWN OF FRAMINGHAM PLANNING BOARD

Notice of Decision Regarding the Application of Nevins Realty Trust For a Site Plan Review 340 Winter Street, Framingham MA

On October 2, 2015, the Applicant, Nevins Realty Trust, filed with the Planning Board, and on October 2, 2015, the Planning Board filed with the Town Clerk and Town Departments, applications for Site Plan Review (Section VI.F.) pursuant to the Framingham Zoning By-law. The Application was filed to construct a parking lot to be used by an abutting property on the rear portion of 340 Winter Street. The parcel is located at 340 Winter Street, located in the Single Family (R-1) Zoning District. Said parcel is shown on the Framingham Assessor's Parcel ID: 109-10-8046-000.

After the notice of the public hearing was published in "The MetroWest Daily News" on October 12, 2015 and October 19, 2015 and mailed to parties of interest pursuant to the Framingham Zoning By-law and M.G.L. Chapter 40A, the Planning Board opened the public hearing on October 26, 2015 at 7:00 pm in the Ablondi, Memorial Building, Framingham. A continued public hearing was held on October 27, 2015 for Site Plan Review (Section VI.F.) pursuant to the Framingham Zoning By-law.

On October 27, 2015 the Planning Board **APPROVED** with conditions said Application for Site Plan Review (Section VI.F.) of the Framingham Zoning By-Law for 340 Winter Street and a **DECISION** was filed in the office of the Town Clerk on October 28, 2015.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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2015 OCT 23 A 10:16

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Planning Board Members:
Christine Long, Chair
Stephanie Mercandetti, Vice Chair
Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

This Decision was granted under the
October 2015 Framingham Zoning By-law

**DECISION OF THE FRAMINGHAM PLANNING BOARD
FOR THE PROPERTY LOCATED AT 340 WINTER STREET**

General Property Information

Property Address: 340 Winter Street
Assessor's Information: 109-10-8046
Zoning District/Overlay District: Single Family Residential (R-1)

Application Information

Application(s): Site Plan Review (Minor)
Sections of the Zoning By-law Under Review: Site Plan Review (Section VI.F)
Sections of the General By-law Under Review: N/A
Date application(s) were filed with the Planning Board: October 2, 2015
Date application(s) were filed with the Town Clerk: October 2, 2015
Project Number: PB-012-15

General Project Contact Information

Applicant Name: Dennis Morgan
Applicant Address: 340 Winter Street, Framingham, MA 01702
Landowner Name: Nevins Realty Trust
Landowner Address: 340 Winter Street, Framingham, MA 01702
Project Contact Name: MetroWest Engineering, Inc.
Engineer Name: Robert A. Gemma
Engineer Company: MetroWest Engineering, Inc., 75 Franklin Street, Framingham, MA 01702

Legal Ad & Public Hearing Information

Run dates of the Legal Ad: (14 days prior) October 12, 2015 and (7 days prior) October 19, 2015
Date of abutter/7 Abutting municipality/parties of interest mailing: October 6, 2015
Date of opening public hearing: October 26, 2015
Date(s) of continued public hearings: October 27, 2015
Applicant's Representatives in attendance at the Public Hearing(s): Robert Gemma and Meera Alanoly, MetroWest Engineering and Dennis Morgan
Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz

Planning Board Approval Information

Date of Plan Approved by the Planning Board September 29, 2015, revised through October 20, 2015
Date of Decision – Approved by the Planning Board October 27, 2015

PROJECT DESCRIPTION

The applicant seeks to construct an 8,180sf auxiliary gravel parking lot for the use of 26 parking spaces by the abutting property located at 342 Winter Street. Both properties, 340 Winter Street and 342 Winter Street, are owned by the same entity, Nevin Realty Trust, and are therefore have “merged” for zoning purposes. The property, 340 Winter Street is presently improved by a historic single family house, paved driveway, and supporting utilities. The proposed parking lot will be located in the rear of the property with adequate distance between the historic house and abutting residential properties. The project does not propose to change the historic house at 340 Winter Street. The property at 340 Winter Street approximately 56,578sf (1.30 acres) of land.

The 26 parking spaces created by this project will serve as employee overflow for the Carlyle House located at 342 Winter Street. Access to the project will be from the existing access over 342 Winter Street frontage. Furthermore, there will be no alterations to the existing curb cuts or frontage of 340 or 342 Winter Street.

Site improvements at 340 Winter Street will include the addition of four dark-sky compliant light fixtures that will be screened to prevent light spillover onto abutting properties. To ensure light spillover is prevented, the project will include a landscaped screen buffer containing 19 *chamaecyparis obtuse* - Hinoki Cypress around the southeast corner of the parking lot.

HEARING

The Framingham Planning Board held the opening public hearing on October 26, 2015 to review the Project located at 340 Winter Street. The Planning Board continued the public hearing to October 27, 2015. Framingham Planning Board Members present during the public hearing were of the Project were Christine Long, Chair, Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz. During the course of the public hearing, the following individuals appeared on behalf of the Applicant: Robert Gemma and Meera Alanolly of MetroWest Engineering, Inc. and Dennis Morgan, Applicant.

During the course of the public hearing process, the Planning Board took under advisement all information received for consideration from members of the public that provided input as part of a the review. The Planning Board based its Decision for this Project on the Framingham Zoning By-law, information submitted by the Applicant, comments from town boards and officials, and members of the public. Findings from the application and public hearing process resulted in the development of the conditions contained within this Decision.

FINDINGS

Section VI.F.6.a Community Character

The proposed gravel parking lot is approximately 8,180 sf, which is just over the minimum requirement for lot size of 8,000 sf in the R-1 Zoning District. However, 340 Winter Street is roughly 7 times the size of a minimum lot typically found in the R-1 Zoning District.

The 26 parking space gravel parking lot is located in the rear of the site, which is not visible from Winter Street.

To provide proper screening protection from head light glare of vehicles and potential light spillover created by the installation of four new light poles the applicant will be required to install the following

trees: 19 *chamaecyparis obtuse* - Hinoki Cypress along the southeast corner of the parking lot; four *acer saccharum* –Sugar Maple and two *picea pungens* – Blue Spruce along the northern end of the parking lot.

Based on the findings as shown in submitted documentation and presented during the public hearing process, it can be concluded that the Project does not alter the community character of the abutting neighborhood. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of § VI.F.6.a. of the Framingham Zoning By-law.

Section VI.F.6.b Traffic, Parking, and Public Access

The project provides an additional 26 off-street parking spaces for the Carlyle House located at 342 Winter Street. The Carlyle House currently has an appropriate level of off-street parking (33 off-street parking spaces). During holidays and peak hours of operation there is a need for additional parking to meet the needs of staff and visitors. The additional 26 parking spaces will not increase the level of traffic on Winter Street, but rather will allow the Carlyle House to manage on-site parking better during peak times. The Carlyle House does not have any plans to increase the number of employees or staff as a result of this increase in the number of off-street parking spaces.

The project does not create, nor does it require new curb cuts off Winter Street. The new parking lot will be accessed from the curb cuts on the 342 Winter Street property. The additional parking as shown on the site plans does not create conflicts with pedestrian or vehicle circulation and shall not alter or impair pedestrian or vehicular circulation patterns around the Carlyle House or abutting streets. The sizes of the parking spaces as shown are 9' x 18' with a 24' two-way drive aisle that is compliant with Section IV.B. of the Framingham Zoning By-law.

The 26 parking space, gravel parking lot as proposed will not adversely impact abutting properties. The stormwater and the light levels will be managed and mitigated on-site.

Based on the findings as shown in submitted documentation and presented during the public hearing process it can be concluded that the Project does not alter the traffic, parking, or public access of the property or abutting neighborhood. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of § VI.F.6.b. of the Framingham Zoning By-law.

Section VI.F.6.c Environmental Impact

The project as proposed entails the construction of a gravel parking lot (8,180 sf) that will infiltrate stormwater through the gravel surface. The proposed gravel parking lot has been graded so that any surface runoff that does not infiltrate into the ground will flow into the proposed infiltration basin located in the northeast corner of the lot. The infiltration basin will collect stormwater that will then allow for the infiltration of the stormwater into the soil.

To construct the parking lot, the Application will have to remove roughly 24 trees within the area of the parking lot. Several of the trees that will be removed for the construction of the project, are invasive species (Norway Maples). To replace the lost trees and to ensure a buffer for abutting properties, the project will be installing 19 *chamaecyparis obtusa* - Hinoki Cypress, four *acer saccharum* –Sugar Maple, 2 *picea pungens* – Blue Spruce.

The site does not contain any wetlands, vernal pools, or endangered species according to the Applicant, and further reflected in the letter received from the Conservation Commission dated October 19, 2015.

Based on the findings as shown in submitted documentation and presented during the public hearing process it can be concluded that the Project does not create any negative impact on the environment. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of § VI.F.6.c. of the Framingham Zoning By-law.

Section VI.F.6.d Health

The project does not create any adverse noise, air, glare, or odors other than those commonly associated with a small parking lot of similar size and scale. The impacts of light from the light fixtures and vehicle headlights will be mitigated through the addition of 25 trees. The Applicant will take proper steps to ensure the infiltration basin does not become a breeding ground for mosquitos.

Based on the findings as shown in submitted documentation and presented during the public hearing process it can be concluded that the Project does not create any adverse health or environmental impacts. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of § VI.F.6.d. of the Framingham Zoning By-law.

Section VI.F.6.e Public Services and Utilities

The project does not require any water, sewer, disposal of waste, or Town infrastructure. The proposed four lights will utilize energy efficient LED lighting.

Stormwater will be handled on-site as described above.

Based on the findings as shown in submitted documentation and presented during the public hearing process it can be concluded that the Project does not create any impacts on public services or utilities. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of § VI.F.6.e. of the Framingham Zoning By-law.

Section VI.F.6.f Land Use Planning

The project is consistent with the Town's Master Plan, in that the project does not visually impact Winter Street or abutting neighborhood, nor does the project increase the levels of traffic within the area. The proposed 25 tree plantings are a combination of native and drought tolerant species, which is encouraged by the Town and the Framingham Zoning By-law. Furthermore, the project minimizes the impact to open space and retains over 3/4th of the lot as presently configured.

Based on the findings as shown in submitted documentation and presented during the public hearing process it can be concluded that the Project is consistent with standard land use planning practices. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of § VI.F.6.f. of the Framingham Zoning By-law.

CONDITIONS of APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's Zoning By-Laws, relevant to this review. Accordingly, the Planning Board votes, pursuant to relevant provisions of Site Plan Review (Section VI.F) of the Framingham

Zoning By-law, to approve the site plan application. Said approval from the Planning Board is subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hour written notice. If activity on the Property ceases for longer than 30 days, 48 hour written notice shall be given to the Planning Board Office prior to restarting work.
3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property.
5. Prior to the issuance of any building permit, an electronic copy of the approved Site Plan shall be provided to the Planning Board Office for distribution to Town Departments, in order to be reviewed for compliance with this Decision. The Site Plan shall be revised if necessary to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit, after the required appeal period has lapsed in accordance with MGL, Chapter 40A, Section 17. The Applicant will submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. This approval for a site plan review permit shall lapse within two years from the date the Decision is recorded at the Middlesex South Registry of Deeds, not including such time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use

thereof has not sooner commenced except for good cause as determined by the Planning Board.

10. The failure to comply with the By-laws and/or the terms of this Decision may result in revocation of the site plan review permit issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the By-law and/or the terms of this Decision. If the owner believes that it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board, or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, may revoke the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it; alternatively, the Planning Board may continue the public hearing, or by a four-fifth vote extend the time period in which the violation may be corrected.
11. Prior to the issuance of the building permit, the Applicant shall provide all documents and information requested by the Planning Board or Planning Board Administrator demonstrating that the Applicant has complied with, or will comply with, all conditions of this approval.

Infrastructure/Site Design/Landscaping

12. Prior to the issuance of a use and occupancy permit, the Applicant shall either substantially complete the landscaping improvements shown on the approved landscaping plan or post a performance guarantee in accordance with this decision. All on-site landscaped buffer areas shall be maintained in good condition in perpetuity so as to present a healthy and neat appearance. The Applicant shall follow regularly scheduled routine maintenance. The Applicant shall submit a landscape maintenance plan to the Planning Board Administrator for approval and implementation upon approval.
13. The Applicant shall maintain all on-site drainage in working condition at its own expense, which shall include inspecting the catch basins twice annually (Spring and Fall) and cleaning, if necessary, to remove sediment.
14. The Applicant will clean and keep the adjacent sidewalk free from litter on a daily basis, in perpetuity.

Site Construction

15. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways, caused by the site construction.
16. Outside construction hours are to be between 7:00 AM and 5:30 PM Monday through Friday and 8:00 AM and 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.

17. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
18. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide seven days advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to 527 CMR 1.00 et seq. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property. The Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Said Blasting Notice Sign shall be posted at least ten days prior to any Blasting on-site. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.

Environment

19. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
20. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
21. The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event of a multiple day storm event, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments for deficiencies shall be made immediately.
22. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
23. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from getting onto the public way.

Special Provisions/ Periodic Conformance Reporting and Review

24. The Applicant shall provide the following performance guarantees for the Project.
 - a. Prior to the issuance of any final use and occupancy permit, the Applicant shall post a performance guarantee satisfactory to the Planning Board for all improvements including landscaping, which are incomplete or not constructed, in an amount of at least the cost of such improvements.

- b. Upon completion of the project and prior to the request for a final use and occupancy permit, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification that the landscaping has been planted substantially in accordance with the approved Landscape Plan, at which time a Landscape Maintenance Bond shall be required.
 - c. The Applicant shall provide to the Town of Framingham a Landscape Maintenance Bond (letter of surety or other form) in the sum of 20 percent of the total landscape cost to replace any trees which are improperly pruned or dead trees, shrubs or lawn areas, as shown on the approved Landscape Plan, which shall be posted for a period of two years commencing with the completion of the landscaping and certification of the Landscape Plan, as required above.
25. Prior to the issuance of a final use and occupancy permit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to the Town of Framingham, Department of Public Works, Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Town of Framingham DPW. The plan shall include but not be limited to site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and approval of submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.
26. Project lighting shall be installed as shown in the Final Approved Site Plans. Light poles shall be on foundation bases which are flush with the ground and shall be LED lighting, shielded and illuminated in such a manner as to prevent glare and spillover. All parking lot lights shall be set to a computerized system, set to turn off within one hour of closing time, but no later than 11:00 p.m.
27. The Applicant will take steps to ensure that the infiltration pond does not become a breeding area for mosquitos.

WAIVER REQUESTED BY THE APPLICANT

Section VI.F.4.a.3 Drainage calculations prepared by a professional engineer registered in the Commonwealth of Massachusetts. Storm drainage design must conform to the requirements set forth by the MassDEP Stormwater Management Standards and Department of Public Works, using Best Management Practices. Furthermore, the report may include Town, state, and federal requirements or established standards for implementing best management practices for stormwater management.

Section VI.F.4.a.4 A written summary containing the Urban Design Objectives Narrative which provides a description of how the project will be designed to encourage complete streets including transit access and pedestrian and bicycle amenities, and their potential connections to the Town's bicycle and pedestrian system.

Section VI.F.4.a.5 A written summary which outlines proposed best management practices, low impact development (LID) features, and energy efficiency features utilized on-site.

Section VI.F.4.a.6 A written summary of the design and location of proposed mechanical equipment, including HVAC equipment; noise levels related to mechanical equipment; information regarding possible future expansion, if relevant; location and operation of trash storage and removal systems; location and operation of loading facilities, measures taken to minimize the negative visual and noise impacts of such facilities on abutters; and hours of operation for each proposed use.

Section VI.F.4.a.7 A written report of the existing and/or proposed sewer service infrastructure on-site and connection points. The report shall include a detailed description of the conditions of the pipes; a video inspection where appropriate and/or necessary; a detailed description of the anticipated impact of the project on the Town's sanitary, stormwater, and sewer infrastructure. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; also, a timeline for completion of the report shall be submitted for review by the Department of Public Works.

Section VI.F.4.a.8 A written report of any proposed blasting or soil compaction activities that will take place during construction activities. The report shall include methods of abutter notification, methods for testing and data collection, and a summary of how real property damage will be investigated.

Section VI.F.4.a.9 A written summary of water service infrastructure detailing the anticipated impact of the project on the Town's water delivery infrastructure and supply. The summary shall indicate the likely improvements to infrastructure that are necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; a timeline for completion of the report shall be also submitted for review by the Department of Public Works.

The Applicant has requested waivers from Sections VI.F.4.a.3., 4., 5., 6., 7., 8., and 9. of the Framingham Zoning By-law outlined in the letter from the Applicant dated October 1, 2015 RE: Waiver Requests, Minor Site Plan Review Application, 340 Winter Street, Framingham, MA.

Waivers from Sections VI.F.4.a.3., 4., 5., 6., 7., 8., and 9., of the Framingham Zoning By-law

The Planning Board voted four in favor, zero opposed, and zero abstention to grant the requested waivers from Section VI.F.4.a.3., 4., 5., 6., 7., 8., and 9. of the Framingham Zoning By-law for the reasons outlined in the letter from the Applicant dated October 1, 2015, RE: Waiver Requests, Minor Site Plan Review Application, 340 Winter Street, Framingham, MA for the construction of the 26 parking space parking lot as presented in the site plans dated September 29, 2015, revised through October 20, 2015 for the property at 340 Winter Street.

Christine Long.....yes
Lewis Colten.....yes
Thomas F. Mahoney.....yes
Victor Ortiz.....yes

VOTE

Site Plan Review (Section VI.F) pursuant to the Framingham Zoning By-law

The Planning Board voted four in favor, zero opposed, and zero abstention, to allow the Applicant Dennis Morgan to construct a 26 parking space, gravel parking lot with associated site improvements pursuant to Section VI.F. Site Plan Review of the Framingham Zoning By-law as shown on the site plans dated September 29, 2015, revised through October 20, 2015 for the property located at 340 Winter Street.

Christine Long.....yes
Lewis Colten.....yes
Thomas F. Mahoney.....yes
Victor Ortiz.....yes

By: _____

Christine Long, Chairperson Framingham Planning Board

Date of Signature: October 27, 2015

Exhibits

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Law. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. These plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form A – Application Cover Letter, 340 Winter Street, stamped with the Town Clerk on October 2, 2015, Project Number: PB-012-15
2. Form E – Site Plan Review Application, 340 Winter Street, stamped with the Town Clerk on October 2, 2015, Project Number: PB-012-15
3. Site Plans for 340 Winter Street, prepared for Nevins Realty Trust, 340 Winter Street, Framingham, MA, prepared by MetroWest Engineering, Inc. dated September 29, 2015, revised through October 20, 2015.
4. Narrative and Parking Impact Assessment for the project located at 340 Winter Street
5. Letter from MetroWest Engineering, Inc. RE: Waiver Requests, Minor Site Plan Review Application, 340 Winter Street, Framingham, MA, dated October 1, 2015
6. Letter from MetroWest Engineering, Inc., Subject: Proposed Gravel Parking Lot at 340 Winter Street, dated October 15, 2015.

The Planning Board received correspondence various Town Departments who review the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. Application Checklist for the project located at 340 Winter Street, dated October 2, 2015, stamped by the Town Clerk on October 2, 2015.
2. Framingham Fire Department, comment received "FFD has no issues with a separate parking area for the facility as long as fire apparatus access and egress is not negatively affected; which does not appear to be the case" correspondence received via ACCELA on October 5, 2015
3. Department of Building & Wire, correspondence received via ACCELA on October 6, 2015
4. Comment letter from the Department of Public Works, RE: Proposed Auxiliary Gravel Parking Lot, #340 Winter Street, Framingham, dated October 16, 2015
5. Police Department, correspondence received via ACCELA on October 19, 2015
6. Letter of comments received from the Conservation Commission, Subject: 340 Winter Street – Conservation Review, dated October 19, 2015